

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>01-423</u></a>	<a href="#"><u>PRIMECO PERSONAL WIRELESS &amp; ARMANDO GARCIA</u></a>
<a href="#"><u>02-226</u></a>	<a href="#"><u>CENTURY FIVE, INC.</u></a>
<a href="#"><u>03-161</u></a>	<a href="#"><u>JOSE M. &amp; FELICIA SEGUI</u></a>
<a href="#"><u>03-166</u></a>	<a href="#"><u>ELEANOR LESLIE</u></a>
<a href="#"><u>03-226</u></a>	<a href="#"><u>SOUTH KENDALL INVESTORS L. L. C.</u></a>
<a href="#"><u>03-221</u></a>	<a href="#"><u>HECTOR E. VARONA</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/18/03 TO THIS DATE:

HEARING NO. 02-3-CZ11-2 (01-423)

30-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANTS: PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA

- (1) UNUSUAL USE to permit a 120' high wireless supported service facility and ancillary equipment.
- (2) SPECIAL EXCEPTION to permit a barbed wire chain link fence.

Plans are on file and may be examined in the Zoning Department entitled "Antenna Installation at El Chino Nursery Site Number 68222," consisting of 4 sheets, as prepared by Kimley-Horn and Associates, Inc., and a "Map of Topographic Survey," as prepared by Williams, Hatfield & Stoner, Inc., all dated stamped received 12/7/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 620' of the SW ¼ of the SW ¼, less the north 872', less the west 65' and less the south 40' for rights-of-way in Section 30, Township 55 South, Range 39 East.

LOCATION: 16751 S.W. 177 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.33 Acres

PRESENT ZONING: GU (Interim)  
BU-1 (Business – Neighborhood)

HEARING NO. 03-11-CZ11-1 (02-226)

20-54-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: CENTURY FIVE, INC.

GU to RU-3M

SUBJECT PROPERTY: Tract 8, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADE LAND COMPANY SUBDIVISION, Plat book 2, Page 3.

LOCATION: Lying on the Southeast corner of theoretical S.W. 167 Avenue and theoretical S.W. 42 Street (Bird Drive Extension), Miami-Dade County, Florida.

SIZE OF PROPERTY: 10± Acres

GU (Interim)

RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 03-11-CZ11-2 (03-161)

10-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANTS: JOSE M. & FELICIA SEGUI

- (1) Applicant is requesting to permit a setback of 17' from the rear (east) property line for an addition to a duplex residence. (The underlying zoning regulation requires a setback of 25').
- (2) Applicant is requesting to permit a lot coverage of 38%. (The underlying zoning district regulation permits 30%).

Plans are on file and may be examined in the Zoning Department entitled "Addition for Miguel & Felicia Segui," as prepared by Eduardo Vazquez, R. A. and dated 5-10-03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5B, Block 3, AILEEN-SUSAN, Plat book 122, Page 22.

LOCATION: 10903 S.W. 146 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 38' x 100'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-11-CZ11-3 (03-166)

36-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: ELEANOR LESLIE

GU to EU-M

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the west 25' & the east 35' in Section 36, Township 54 South, Range 39 East.

LOCATION: 8200 S.W. 122 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

GU (Interim)

EU-M (Estates Modified 15,000 sq. ft. net)

APPLICANT: SOUTH KENDALL INVESTORS L. L. C.

- (1) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 21000 at Pages 978 through 986 and reading as follows:

FROM: "1. Site Plan. That the Property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted and entitled 'South Kendall Square,' as prepared by Levinson Associates, L. P. and William Hamilton Arthur Architect, Inc., dated stamped received December 10, 2002, and consisting of six (6) sheets, as may be modified by the Board, said plans being on file with the County Department of Planning & Zoning and by reference made a part of this Declaration."

TO: "1. Site Plan. That the Property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted and entitled 'South Kendall Square,' as prepared by Levinson Associates L. P. and dated 7/24/03 and consisting of five pages, as may be modified by the Board, said plans being on file with the County Department of Planning & Zoning and by reference made a part of this Declaration."

The purpose of this request is to allow the applicant to submit revised plans for a shopping center showing a wall with an opening that is adjacent to residentially zoned property to the east.

- (2) Applicant is requesting approval to permit an opening in a 5' high wall along a property line in the BU-1A zone abutting residential zoning to the east. (The underlying zoning district regulation requires a solid wall).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 1,075' of the west 1,335' of the north ½ of the NW ¼ of Section 13, Township 55 South, Range 39 East, less the south 845', lying south of the S/ly right-of-way line of S.W. 120<sup>th</sup> Street, being more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence N87°41'52"E along the north line of said Section 13 for 260.12' to a point lying 260' east of, as measured at right angles to the west line of the said Section 13, said point lying on the east line of Florida Power & Light Company's right-of-way, as said right-of-way is described in official Records Book 5318, Page 498; thence S4°1'34"E along the said east line of the Florida Power & Light company's right-of-way for 40.02' to a Point of beginning of the following described parcel of land, said point being 40' south of as measured at right angles, to the north line of Section 13; thence from the above established Point of beginning, run the following courses and distances: N87°41'52"E along a line that is 40' south of and parallel with the north line of said Section 13, for 98.68' to a Point of curvature of a circular curve to the right, having for its elements a radius of 1,597.02' and a central angle of 23°4'0" for an arc distance of 642.94' to the Point of tangency; thence S69°14'8"E, for 291.06' to a Point of curvature of a circular curve to the left; thence along said

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APPLICANT: SOUTH KENDALL INVESTORS L. L. C.

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curve to the left, having for its elements a radius of 1,388.14' and a central angle of 4°6'9" for an arc distance of 99.39' to a point; thence S4°1'34"E for 272.8'; thence S87°15'53"W, for 1,076.39' to a point on the aforesaid east line of Florida Power and Light Company's right-of-way; thence N4°1'34"W along the said east line of Florida Power and Light Company's right-of-way for 558.8', to the Point of beginning. AND: The west 260' of the north ½ of the NW ¼ of Section 13, Township 55 South, Range 39 East; less the north 40' thereof; less the south 845'; and less a portion of the NW ¼ of Section 13, Township 55 South, Range 39 East, being particularly described as follows:

Commence at the Northwest corner of the said NW ¼ of Section 13; thence S4°1'54"E along the west line of the said NW ¼ of Section 13, for 40.02' to a point on the south right-of-way line of S.W. 120<sup>th</sup> Street, said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S4°1'54"E along the said west line of the NW ¼ of Section 13 for 365.36'; thence N4°9'21"E for 221.18'; thence N4°1'54"W for 124.37' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 20' and a central angle of 91°43'34" for an arc distance of 32.02' to a point; thence N2°18'20"W, radial to the last described curve, for 5' to a point on the said south right-of-way line of S.W. 120<sup>th</sup> Street; thence S87°41'40"W along the said south right-of-way of S.W. 120<sup>th</sup> Street for 52.14' to the Point of beginning.

LOCATION: Lying south of S.W. 120 Street and east of S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.77 Acres

BU-1A (Business – Limited)

HEARING NO.03-11-CZ11-5 (03-231)

21-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: HECTOR E. VARONA

Applicant is requesting to permit an addition to a single family residence setback 8.5' from the side street (west) property line. (The underlying zoning district regulation requires a 15' setback).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Walk-in Closet Addition," as prepared by Juan J. Farach, Architects, consisting of 2 sheets and dated 7/24/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 92, Block 18, LAKES OF THE MEADOW, SECTION 2, Plat book 118, Page 24.

LOCATION: 14740 S.W. 51 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11,660 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)